

Property ref: 141258



Outfield Crescent, Wokingham, RG40 2EU

£1,750 PCM



Located in Wokingham town centre and close to the train station is this 3 bedroom terraced house. The accommodation comprises entrance hall, cloakroom, kitchen/breakfast room with appliances, spacious lounge/dinning room with french doors to patio and garden, two double bedrooms, one single bedroom, ensuite shower room and family bathroom. Gas central heating and double glazed windows. Council tax band B. EPC band C. Unfurnished.

Available 04/11/2026

- 3 Bedroom house
- Master bedroom with ensuite
- Spacious Lounge/Dining Room
- Enclosed rear garden
- Close to Train station
- Unfurnished

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

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Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

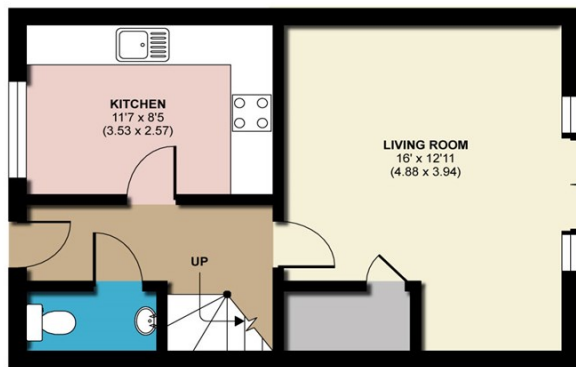




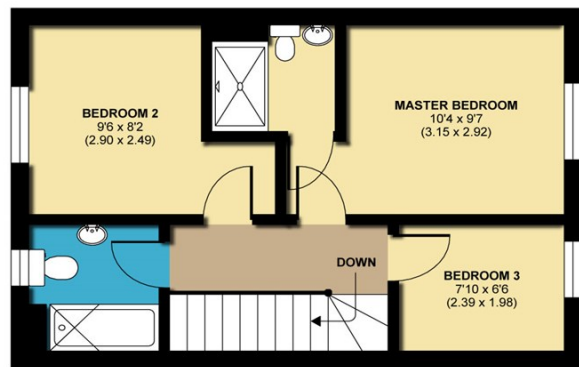
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		91
81-91 B		
69-80 C	79	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Outfield Crescent, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT 76.7 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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